



**SEA THE
FUTURE
WITH US**

Waterfront Place Infrastructure Millwright Loop Road & Second Phase Housing

Brandon Whitaker | Project Manager

April 13, 2021

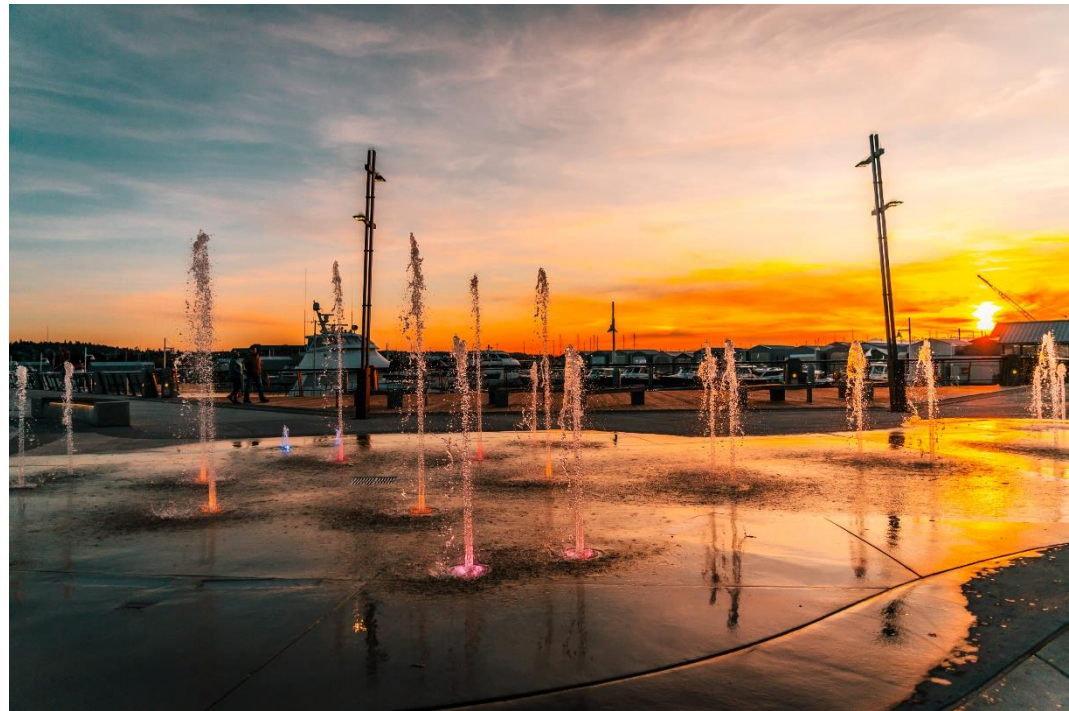


@portofeverett | #portofeverett



PRESENTATION OUTLINE

- Waterfront Place Central Overview
 - Accomplishments
 - Current Progress
 - Future Opportunities
- Millwright Loop Road
 - Construction Graphic
 - Project Forecasting
- Second Phase Housing
- Questions or Comments?



Waterfront Place Central – Accomplishments

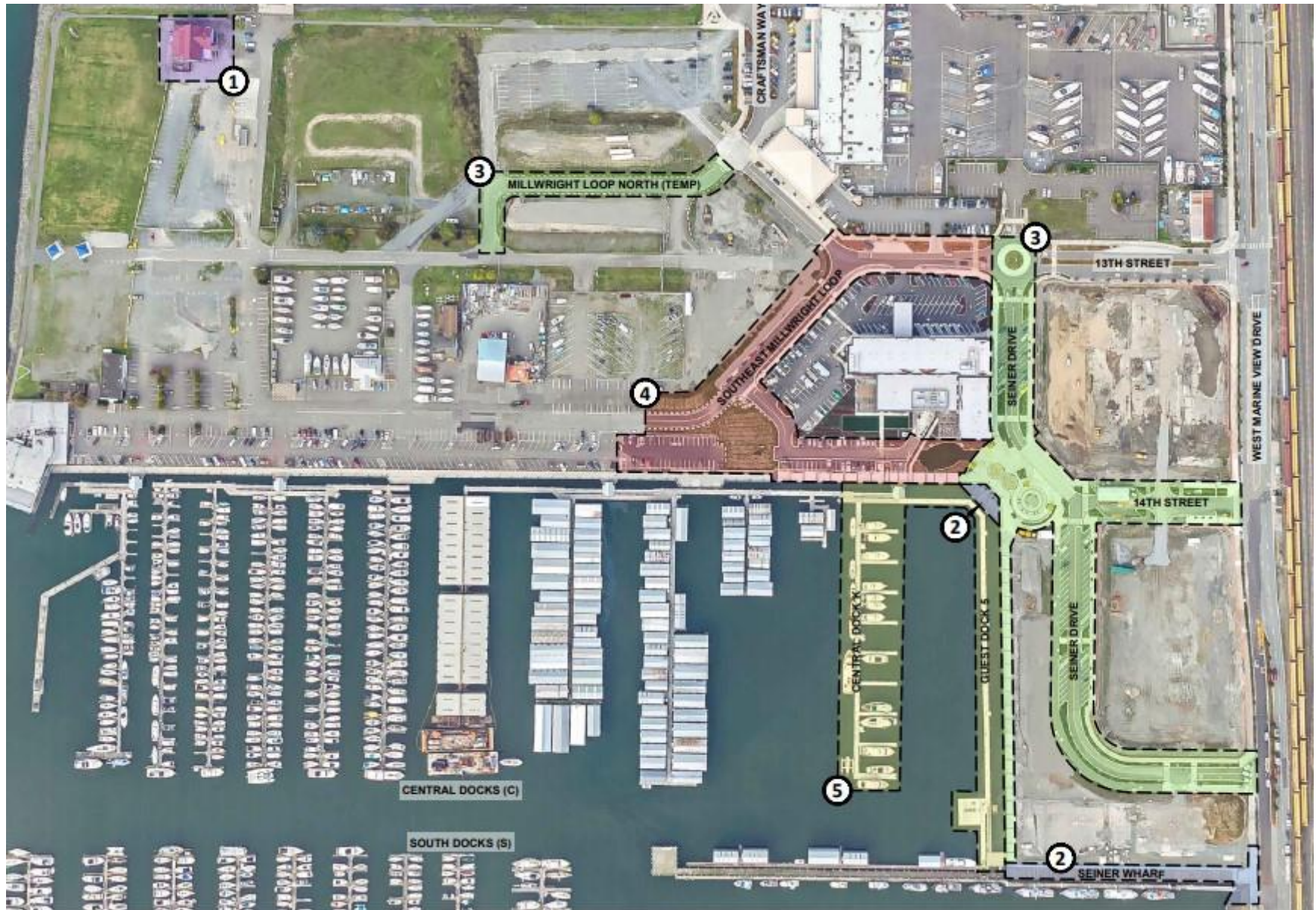
Since 2014, Port has invested **\$37.9M** of construction funds into WPC and supporting Marina projects – yielding nearly **\$100M** in private investment.

Examples include:

- Fisherman's Harbor Infrastructure
- Weyerhaeuser Bldg. Relocation
- Central Marina Improvements



Accomplishments, cont'd



WPC – Current Progress

Parcel A8 Commercial (right)

- Approx. 7,600 square foot building footprint, incl. overhang
- Two tenants

A17 Tenant Building (below)

- Three boating related tenants
- Restroom support for boaters and public



WPC – Current Progress, cont'd

Port Gardner Landing Building (PGL)

- Possibly ~2,000 square foot lease space for one tenant
- Looking into multiple tenant viability



WPC – Future Opportunities

Most Phase 2 and 3 projects' construction budgets are in Opportunity Funding, this includes:

- Future Fisherman's Harbor Restaurant parcels A7 and A12
- Interior roadways
- Public access trails
- Commercial/employment buildings

Projects currently in CIP budget:

- Millwright Loops South and West (6-8-008-01)
 - Construction in 2022-2023
- Boxcar Park (PA9-2016)
 - Construction in 2023-2024

WPC is at the doorway to Phase 2 right now

Millwright Loop Road

ACCESS EXISTING BOXCAR PARK WILL BE LIMITED DURING MLN CONSTRUCTION

ACCESS TO GUEST DOCK 6 WILL BE IMPACTED BY CONSTRUCTION

ACCESS TO PARKING LOT WILL BE IMPACTED DURING MLN CONSTRUCTION. ALTERNATE ACCESS MAY BE AVAILABLE

ACCESS TO THE TEMP. ACCESS ROAD WILL BE TERMINATED AFTER MLN CONSTRUCTION

ACCESS TO MARINA MAINTENANCE BUILDING WILL BE LIMITED BY MLS CONSTRUCTION

ACCESS TO THE YACHT CLUB WILL BE UNAVAILABLE DURING MILLWRIGHT LOOP SOUTH CONSTRUCTION

ACCESS TO MARINA PARKING WILL BE LIMITED BY MLS CONSTRUCTION

LIMITS OF SURCHARGE, TYP

MILLWRIGHT LOOP WEST (MLW)

MILLWRIGHT LOOP NORTH (MLN)

MILLWRIGHT LOOP SOUTH (MLS)

RESIDENTIAL DEVELOPMENT

RESTROOM WILL NEED TO BE RELOCATED

KITE STRUCTURES WILL NEED TO BE ADJUSTED TO FINAL GRADE POST MLW CONSTRUCTION

MILLTOWN SAILING WILL NEED TO BE DEMOLISHED TO FACILITATE MLW CONSTRUCTION

MARINA FUEL TANKS, SANITARY PUMP STATION LOCATION

MARINA PARKING LOT (WEST)

MARINA PARKING LOT (EAST)

FUTURE B11 RESTROOM LOCATION

HOTEL INDIGO

TEMP. ACCESS ROAD

MLS SURCHARGE WILL REQUIRE RESTROOM REMOVAL

FOR COORDINATION

Millwright Loop Road

ACCESS EXISTING BOXCAR PARK WILL BE LIMITED DURING MLN CONSTRUCTION

ACCESS TO GUEST DOCK 6 WILL BE IMPACTED BY CONSTRUCTION

ACCESS TO PARKING LOT WILL BE IMPACTED DURING MLN CONSTRUCTION. ALTERNATE ACCESS MAY BE AVAILABLE

ACCESS TO THE TEMP. ACCESS ROAD WILL BE TERMINATED AFTER MLN CONSTRUCTION

ACCESS TO MARINA MAINTENANCE BUILDING WILL BE LIMITED BY MLS CONSTRUCTION

ACCESS TO THE YACHT CLUB WILL BE UNAVAILABLE DURING MILLWRIGHT LOOP SOUTH CONSTRUCTION

ACCESS TO MARINA PARKING WILL BE LIMITED BY MLS CONSTRUCTION

LIMITS OF SURCHARGE, TYP

MILLWRIGHT LOOP WEST (MLW)

MILLWRIGHT LOOP NORTH (MLN)

MILLWRIGHT LOOP SOUTH (MLS)

RESIDENTIAL DEVELOPMENT

RESTROOM WILL NEED TO BE RELOCATED

KITE STRUCTURES WILL NEED TO BE ADJUSTED TO FINAL GRADE POST MLW CONSTRUCTION

MILLTOWN SAILING WILL NEED TO BE DEMOLISHED TO FACILITATE MLW CONSTRUCTION

MARINA FUEL TANKS, SANITARY PUMP STATION LOCATION

MARINA PARKING LOT (WEST)

MARINA PARKING LOT (EAST)

FUTURE B11 RESTROOM LOCATION

HOTEL INDIGO

TEMP. ACCESS ROAD

MLS SURCHARGE WILL REQUIRE RESTROOM REMOVAL

FOR COORDINATION

Millwright Loop Road

ACCESS EXISTING BOXCAR PARK WILL BE LIMITED DURING MLN CONSTRUCTION

ACCESS TO GUEST DOCK 6 WILL BE IMPACTED BY CONSTRUCTION

ACCESS TO PARKING LOT WILL BE IMPACTED DURING MLN CONSTRUCTION. ALTERNATE ACCESS MAY BE AVAILABLE

ACCESS TO THE TEMP. ACCESS ROAD WILL BE TERMINATED AFTER MLN CONSTRUCTION

ACCESS TO MARINA MAINTENANCE BUILDING WILL BE LIMITED BY MLS CONSTRUCTION

ACCESS TO THE YACHT CLUB WILL BE UNAVAILABLE DURING MILLWRIGHT LOOP SOUTH CONSTRUCTION

ACCESS TO MARINA PARKING WILL BE LIMITED BY MLS CONSTRUCTION

LIMITS OF SURCHARGE, TYP

MILLWRIGHT LOOP WEST (MLW)

MILLWRIGHT LOOP NORTH (MLN)

MILLWRIGHT LOOP SOUTH (MLS)

RESIDENTIAL DEVELOPMENT

RESTROOM WILL NEED TO BE RELOCATED

KITE STRUCTURES WILL NEED TO BE ADJUSTED TO FINAL GRADE POST MLW CONSTRUCTION

MILLTOWN SAILING WILL NEED TO BE DEMOLISHED TO FACILITATE MLW CONSTRUCTION

MARINA FUEL TANKS, SANITARY PUMP STATION LOCATION

MARINA PARKING LOT (WEST)

MARINA PARKING LOT (EAST)

FUTURE B11 RESTROOM LOCATION

HOTEL INDIGO

TEMP. ACCESS ROAD

MLS SURCHARGE WILL REQUIRE RESTROOM REMOVAL

FOR COORDINATION

Millwright Loop Road, cont'd

Projects that must be completed with, or prior to Millwright Loop Roads work:

- B11 Restroom (2-0-068-01)
- Relocate Marina Fuel Tanks (2-0-069-01)
- Relocate Marina Maintenance Shop (2-0-042-01)
- Central Marina Parking Lots (2-0-067-01)
- WPC: Esplanade South (PA1-2020)

Accounts for up to ~\$4,400,000 of additional work to occur

These projects pave the way for the second phase housing, similar to the Fisherman's Harbor Infrastructure project, from 2016-2018

Second Phase Housing

Housing dependent on Port capital projects being initiated:

- Provides necessary infrastructure for private investment
 - Roadways
 - Utility connections



Questions or Comments?





NEXT 100

WE PROVIDE VALUE: WE CREATE ECONOMIC OPPORTUNITIES

THANK YOU!



@portofeverett | #portofeverett